

Eau Claire Redevelopment Authority
Wednesday, November 18, 2015
Minutes

Members Present: Mike DeRosa, Martin Green, Ted Barr, Janine Wildenberg, Russ Van Gompel, Jeff Halloin

Members Not Present: David Klinkhammer

Staff Present: Mike Schatz, Steve Nick, Kelly Thompson, Jay Winzenz, Elaine Coughlin

Others Present: Geoff Moeding, Elizabeth Dohms with the Leader-Telegram

1. Call to order.

This meeting was called to order by Mr. DeRosa at 7:30 a.m.

2. Minutes from the meeting of October 21, 2015.

The minutes from the meeting of October 21, 2015 were reviewed and approved on a motion made by Ms. Wildenberg and seconded by Mr. Green. The motion passed.

3. Financial statements.

Ms. Thompson presented the financial statements for the month ending October 31, 2015. Operating expenses totaled \$512 and included \$499 for utilities, \$9 in copy charges and \$4 for postage. Acquisition expenses totaled \$30,000 and was for Silvermine Stone Company's Business Relocation Payment. The financial statements for the month ending October 31, 2015 were passed on a motion made by Mr. Van Gompel and seconded by Mr. Barr. The motion passed.

4. Motion to authorize Jeff Halloin to represent the Redevelopment Authority on the City of Eau Claire Neighborhood Revitalization Task Force.

There was a motion made by Ms. Wildenberg to authorize Jeff Halloin to represent the Redevelopment Authority on the City of Eau Claire Neighborhood Revitalization Task Force. This was seconded by Mr. Van Gompel and the motion passed. Mr. Halloin abstained.

5. Motion to approve the release of moving payment funds to Silvermine Stone Company.

Ms. Thompson explained that Silvermine Stone Company gets a moving payment of \$70,000 upon moving their equipment. She said they have asked for an advance on their moving for a down payment on new equipment they would like to purchase. She recommended that they give a percentage now and another percentage when the equipment is delivered and the remaining funds to be paid when all personal property is removed from 1807 Oxford Avenue. Mr. Nick explained that this seems reasonable because the current equipment still has value. There was a motion made by Mr. Van Gompel moved to advance Silvermine Stone Company's moving payment on the following schedule:

- \$34,875 to be paid on November 20, 2015, to assist with the down payment required for new equipment
- \$17,437.50 to be paid when all new equipment is delivered to replacement location
- The remaining funds to be paid when Silvermine Stone Company has removed all of its personal property from 1807 Oxford Avenue

- Silvermine Stone Company sign a letter that states that if they do not remove their equipment from 1807 Oxford Avenue they will need to return the funds to the RDA.

The motion was seconded by Ms. Wildenberg. Ms. Wildenberg asking if the remaining fund will be paid when everything is removed which Ms. Thompson confirmed as well as stating that there are other benefits that the company would be forfeiting as well if they did not move out on time. The motion passed.

6. Presentation of a redevelopment proposal for Block 7 in the North Barstow Redevelopment District from Moeding Partners.

Mr. Moeding presented a proposal that Moeding Partners put together for Block 7. Packets of the proposal were handed out to the board. The proposal calls for two mixed-use buildings facing N. Barstow and two residential buildings fronting Wisconsin and Galloway Streets.

There was a motion to go into closed session made by Ms. Wildenberg and seconded by Mr. Green. The motion passed.

CLOSED SESSION

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of redevelopment proposals for Block 7 and the liner site in the North Barstow Redevelopment District which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to go back into open session made by Mr. Green and seconded by Ms. Wildenberg. The motion passed and the meeting continued in open session.

OPEN SESSION

7. Executive Director's report.

Mr. Schatz explained that staff was continuing to work with Will Glass as he explores the Indianhead building for a potential brewery. He anticipates a proposal that will eventually come to this board.

Mr. Schatz said that the Phase 2 of the redevelopment conceptual plan with Ayres Associates will kick off in December.

Mr. Schatz also said that the transit committee will meet on December 15th to select a site. The developer from the La Crosse mixed-use transit will be available at that meeting.

Mr. Schatz said a \$500,000 grant was announced for the Oxbow Hotel Project with the WEDC last week. He said the grant is for the City to pass to the owners of the Oxbow.

Mr. Schatz said that Ned Noel will update the board on the Indoor Public Market feasibility study in December and that the committee will decide on a consultant soon.

Mr. Schatz announced that both AT&T buildings and parking lot are for sale, but they would like to stay as a tenant. They are looking for potential buyers at this time.

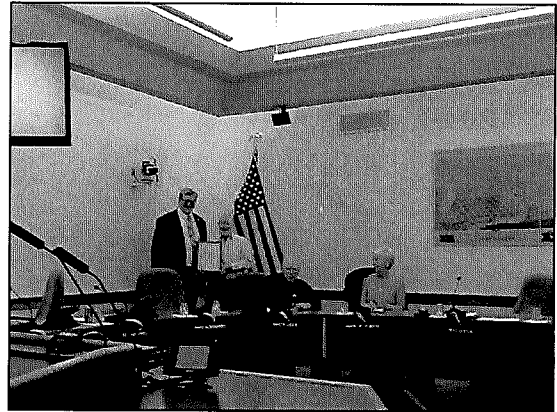
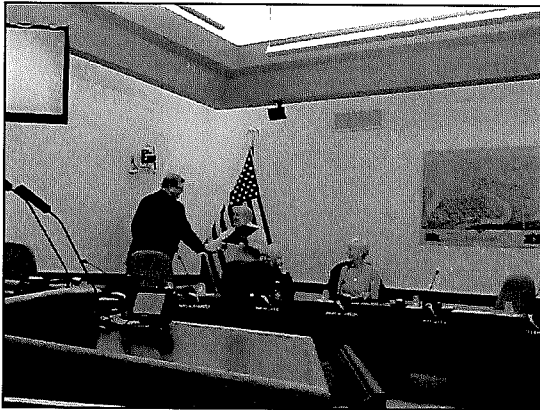
Mr. Schatz said the Appointments Committee will meet soon to discuss potential term limits for the Redevelopment Authority.


8. Announcements, directions and correspondence.

The Redevelopment Authority directed Mr. Schatz to negotiate the terms and conditions of a potential sale of block 7 to Moeding Partners and to ensure that the City Council receives the RDA's recommendation on any potential project incentives.

9. Presentation of a plaque to Russ Van Gompel.

Mr. DeRosa presented a plaque to Russ Van Gompel and thanked him for his service on the Redevelopment Authority during his time with the City of Eau Claire. Mr. Van Gompel expressed his appreciation and thanked the board.




Jeffrey Hallorin, Secretary

MOTION

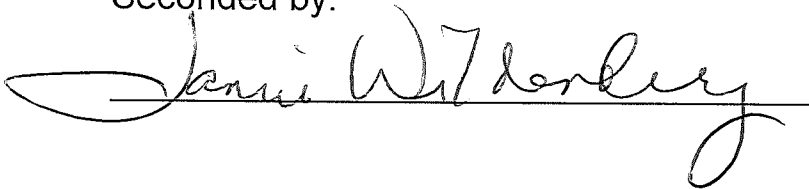
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- The remaining funds to be paid when Silvermine Stone Company has removed all of its personal property from 1807 Oxford Avenue.

Offered by:



Seconded by:



Passed:

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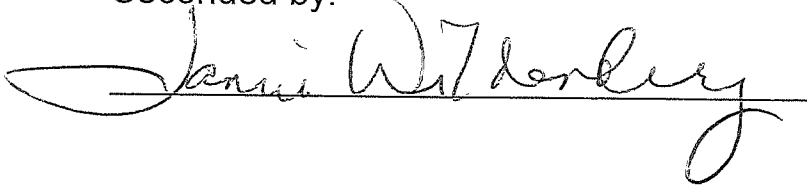
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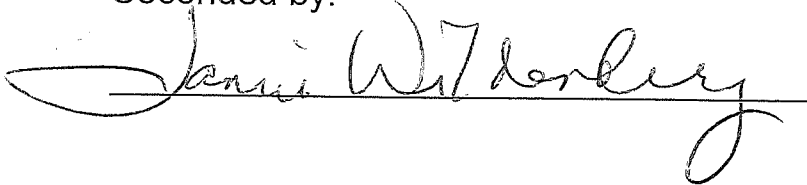
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